

**Chairperson**  
Bernard Frezza

**Vice-Chairperson**  
Anthony Piloizzi

**Secretary**  
Joseph Anzelone

**Counsel for the Board**  
Joseph Ballirano, Esq.



**Building Official**  
Bernard J. Nascenzi, C.B.O.

**Zoning Board Members**  
Richard Fascia  
Thomas Lopardo

**Alternate Board Members**  
Dennis Cardillo  
Albert Colannino

**Recording Secretary**  
Holli Stott

**JOHNSTON ZONING BOARD OF REVIEW**  
100 Irons Avenue, Johnston, Rhode Island 02919  
**Tel: 401-231-4000; Fax: 401-231-4181**

**MINUTES**

**December 29, 2011**

The Zoning Board of Review held its monthly meeting on the 29th day of December, 2011, at 7:00 p.m., at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI. All persons interested in the following proposals had been requested to be present at this time.

Present: Richard Fascia, Vice-Chairman, Anthony Piloizzi, Joseph Anzelone, Bernard Frezza, Albert Colannino, Thomas Lopardo and Dennis Cardillo. Also present: Joseph Ballirano, Town Solicitor, Holli Stott, Recording Secretary and Dianne Edson, Stenographer

Mr. Piloizzi made the motion to approve the minutes of the November 17, 2011 meeting. Mr. Frezza seconded the motion. A voice vote was taken; all in favor.

**A. File 2011-58**

LOCATION: 7 Laurie Ann Court  
OWNER/APPLICANT: Ouprasith and Noukane Khamvonsouk  
LOT: AP 10 — Lot 369; 14,013 sq. ft.; R-15 Zone  
EXISTING USE: Single Family Dwelling  
PROPOSAL: Construct three season room and deck

**Dimensional Variance** petitioned under Article III, Section F, Table III F-1

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LOT SIZE	15,000'	14,013'	987'
DECK	— REAR YARD	45'	19.85'	25.15'
SUNROOM	— REAR YARD	45'	24.27'	20.73'

Mr. John Shekarchi is the attorney for the applicant and Mr. Edward Pimental is sworn in as an expert on this project. Mr. Pimental explained to the board that the applicants are looking for a dimensional variance for a deck and a sunroom. Mr. Shekarchi explained that the site plan has changed because of the angle of the proposed deck and the relief requested is only 27.15 feet.

2/2/2012

Mr. Pilozzi made the motion to approve the new site plan as exhibit "A". Mr. Anzelone seconded the motion. A voice vote was taken; all in favor.

Mr. Shekarchi explained the dimensions of the deck and sunroom and Mr. Pimental, an expert witness, explains to the board about his neighborhood analysis which was accepted as exhibit "B." Mr. Anzelone made a motion to approve the neighborhood analysis as exhibit "B." Mr. Pilozzi seconded the motion. A voice vote was taken; all in favor.

Mr. Nascenzi explains to Mr. Shekarchi that the application needs to be amended because of the dimensional changes. Mr. Pilozzi made the motion to amend the application so that it complies with the site plan change. Mr. Frezza seconded the motion. A voice vote was taken; all in favor.

Mr. Robert Carello, Real Estate agent on this property, was sworn in and explained to the board that improvements on this home will increase the property value.

An abutter Beverly Deware had concerns where the deck and sun room will be placed considering her property abuts the back of the subject property. The board confirmed any questions that she had.

Mr. Pilozzi made the motion to grant the application. Mr. Frezza seconded the motion. A voice vote was taken; all in favor.

#### **File 2011-59**

LOCATION: 53 Greenville Avenue  
OWNER/APPLICANT: John and Debra Tomasso  
LOT: AP 17 — Lot 220; 14,461 sq. ft.; B-2 Zone  
EXISTING USE: Commercial Building  
PROPOSAL: Construct a 25'x46' canopy to the rear of the building

**Dimensional Variance** petitioned under Article III, Section F, Table III F-1

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— REAR YARD	40'	8'	32'
	— LEFT SIDE	40'	25'	15'

Mr. John Tomasso owner of the property was sworn in and he explained to the board about his business and why he wants to construct a canopy in the back of his building. Mr. Nascenzi also commented on how he has never received a complaint about this business and that he maintains a good operation.

Andres Hosemann, an abutter, had a few concerns about Mr. Tomasso's business. Mr. Hosemann stated that Mr. Tomasso works until all hours of the night and that he is spray painting cars outside. Mr. Pilozzi assured Mr. Hosemann that if approved and he is not happy with the way things are working out he will go to the business and talk to Mr. Tomasso himself. Mr. Nascenzi also assured Mr. Hosemann if there are any problems for him to call his office at any time.

Mr. Pilozzi made the motion to grant the application with stipulations. 1) The fence needs to be fixed between Mr. Tomasso and the abutters. 2) There will be no use of spray paint. 3) Clean up the outside of the property. Mr. Frezza seconded the motion. A voice vote was taken; all in favor.

**Recess 8:11**

**Back to Order 8:31**

Mr. Fascia opened the floor for nominations for the new Zoning Board of Review Chairman elections. Mr. Anzelone nominated himself and he stated that he needed two more votes and no one voted for him as chairman. Mr. Pilozzi puts a slate forward and Mr. Fascia reminds him that there is only one spot open and that is for chairman. Mr. Pilozzi asks Mr. Ballirano if it is ok to vote on the slate now instead of doing it separately. Mr. Ballirano stated that he can vote tonight instead of two different times. Mr. Fascia made the motion to suspend the rules for the purpose of voting tonight on the slate. Mr. Pilozzi seconded the motion. A voice vote was taken; all in favor. Mr. Pilozzi explains that he would like to nominate Mr. Frezza as chairman, himself as vice-chairman and Mr. Anzelone as secretary. Mr. Pilozzi also gave the board some facts as to why he would like to nominate the following members.

Mr. Pilozzi made the motion to nominate the members to their new positions. Mr. Frezza seconded the motion. A voice vote was taken; Mr. Anzelone – abstain; motion passes.

Mr. Frezza made a motion to adjourn the meeting and Mr. Pilozzi seconded. A voice vote was taken; all in favor.

**Adjourn 8:37 and then reopened**

Mr. Anzelone made a motion that Anthony Pilozzi is a designate to the Land Trust. Mr. Fascia seconded the motion. A voice vote was taken; all in favor.

**Adjourn 8:39**